

QUITCLAIM DEED WITHOUT COVENANT

006990

KNOW ALL MEN BY THESE PRESENTS, that TICO CORPORATION, a corporation duly established by law and having a place of business in Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by ELM PLAZA CORPORATION, a corporation duly established by law and having a place of business in Waterville, County of Kennebec and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said ELM PLAZA CORPORATION, its successors and assigns forever;

I. An easement in common with others to use, maintain, repair and replace, extending fifteen (15') feet in width perpendicularly from each side of an established sewer line traversing a parcel of land owned by Elm Plaza Corporation (more particularly described in a deed recorded in the Kennebec County Registry of Deeds in Book 2783, Page 213), upon which is situated at the Atrium Motel and extending to the continuation of the same sewer line on premises owned by Foresite, Inc., the midline of which sewer line coincides with the course of the established sewer line as delineated on an as built plan entitled "As-Built Plan of the Properties of Elm Plaza Corporation/Waterville Shopping Trust/Tico Corporation" made by K & K Land Surveyors, Inc., the course of which is more particularly described as follows:

Commencing at manhole number 44 on premises occupied by Tico Corporation; thence crossing the southerly line of premises of Elm Plaza Corporation in a straight line to manhole number 43; thence in a direct straight line through manhole numbers 44, 36, 42 and 41; thence from manhole number 41 north sixty-five degrees fifty-nine minutes zero seconds west (N 65° 59' 00" W) to a manhole situated on property owned by Foresite, Inc., as delineated on the aforesaid plan.

When Tico Corporation, its successors or assigns, engages in acts of maintenance, repair or replacement that require excavation or any alteration of the established surface of the premises, Tico Corporation shall first notify Elm Plaza Corporation, its successors or assigns, and shall proceed to engage in such acts of maintenance, repair or replacement at an agreed upon schedule and employ such methods and means required to minimize interference in the conduct of business throughout the servient tenement. Tico Corporation shall bear the entire cost of maintenance, repair or replacement of the sewer line on Tico Corporation's property through to manhole number 36 on Elm Plaza Corporation's property; cost of maintenance and repair or replacement from manhole number 36 to manhole number 41, and from manhole number 41 to the connection to the public sewer on Eustis Parkway, shall be shared by the parties hereto in proportion to the aggregate floor area (the ground floor area and upper elevation area) of the structures to which the service line is connected.

II. An easement in common with others to use, maintain, repair and replace, extending in width fifteen (15) feet perpendicularly from each side of an established underground electric line, a telephone line, their continuation along an overhead electric line servicing the parcel of land owned by Tico Corporation upon which is situated the Atrium Motel the center line of which easements coincide with the course of the electric line, telephone line and overhead electric line as delineated on the as built plan entitled "As-Built Plan of Properties of Elm Plaza Corporation/Waterville Shopping Trust/Tico Corporation" made by K & K Land Surveyors, Inc., more particularly described as follows:

Commencing on the northerly side of the Atrium Motel, so-called; thence running in a general northwesterly direction as delineated on the aforesaid plan to a utility pole located on premises of Elm Plaza Corporation; thence in a general easterly direction by and through several interconnected utility poles in a line nearly parallel and in proximity to the southerly line of the within premises to a utility pole located on Main Street in Waterville, Maine, as described on the aforesaid plan.

57-95

Dated: 3/23/92

Signed, Sealed and Delivered
in the presence ofLouis A. Wood

TICO CORPORATION

By Robert A. Rosenthal
Its PresSTATE OF MAINE
COUNTY OF CumberlandDated: March 23, 1992

Personally appeared the above named Robert A. Rosenthal, President of said TICO CORPORATION, and acknowledged the above instrument to be his/her free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Louis A. Wood
Notary Public
Print Name Louis A. Wood
My Commission Expires _____



MY COMMISSION EXPIRES
MAY 2, 1994

RECEIVED AT WAREHOUSING SS.

1992 MAR 26 AM 9:00

NOTARY: Louis A. Wood
REGISTER OF DEEDS